



**Commercial Road, Dereham, NR19 1AE**



**welcome to**

## **Commercial Road, Dereham**

>> NO ONWARD CHAIN! A charming 2 double bedroom end-terraced period home, occupying a non-estate position just a stones throw away from town centre. The well-presented home boasts character features throughout, 2 reception rooms, fitted kitchen, courtyard garden & off-road parking!!



## Description

Nestled in the heart of the popular Norfolk town of Dereham is this spacious end of terrace cottage boasting ample character with off road parking, two double bedrooms and two reception rooms. The property is placed in the town just a short walk to amenities and playing field/park to the rear.

The accommodation is split over two floors with the ground floor comprising a welcoming sitting room with central fireplace, formal dining room featuring a central fireplace with inset log burner and a fully fitted kitchen with inset hob and electric oven. To the first floor there is two very generous double bedrooms boasting a feature fireplace and second bedroom benefiting from ample natural light from double aspect windows. The first floor is finished with a family bathroom which comprises a three piece suite.

To the outside of the property there is a glorious courtyard garden which is a true sun trap and the perfect setting for relaxation and al-fresco dining, the front of the property benefits from the original iron fencing and gate, with a shingled area for off road parking.

Offered for sale with NO ONWARD CHAIN and brimming with character, internal viewings are essential!

## The Accommodation

Double glazed external entrance door opening to;

### Lounge

14' 3" x 11' 11" ( 4.34m x 3.63m )

Wooden flooring, central fireplace with surround, radiator, double glazed sash window to front aspect and door opening to;

### Dining Room

9' 10" x 8' ( 3.00m x 2.44m )

Wooden flooring, central log burner with tiled hearth, stairs rising to first floor landing, under stairs storage cupboard, radiator, double glazed window to rear aspect and door opening to;

## Kitchen

12' 6" x 7' ( 3.81m x 2.13m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, space for free standing fridge freezer, space for washing machine, wood effect flooring, radiator, double glazed window to side aspect, and double glazed external door opening to the rear aspect.

## First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms and bathroom.

### Bedroom One

12' 11" x 11' 9" ( 3.94m x 3.58m )

Wooden flooring, feature fireplace with tiled hearth, two built-in storage cupboards, loft access, radiator and double glazed sash window to front aspect.

### Bedroom Two

12' 6" x 7' ( 3.81m x 2.13m )

Dual aspect room with wooden flooring, radiator and double glazed windows to side and rear aspects.

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

The front of the property is approached by shingle, for ease of maintenance, with paved access to the main entrance, and mature hedging which offers privacy to the neighbouring property.

Stepping out to the rear, there is a charming courtyard garden which offers a private and low maintenance outdoor retreat, perfect for relaxing or entertaining. Featuring paved patio, timber fencing which encloses the space, and gated access to the side aspect

## Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

## directions to this property:

From William H Brown Dereham office, proceed down Church Street and follow the road around to the left past Bishop Bonners Cottage. At the t-junction, turn left and at the mini round-a-bout turn left back towards the town centre. Take the next right hand turn into Norwich Street and continue to the bottom. At the traffic lights, turn right into Commercial Road and proceed along. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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## Commercial Road, Dereham

- 2 Bedroom End-Terraced Period Home - No Chain
- 2 Charming Reception Rooms
- Fitted Kitchen And Bathroom
- Gas Central Heating And Double Glazed Windows
- Enclosed, Low Maintenance Courtyard
- Off-Road Parking
- Easy Walking Distance To Town Centre

Tenure: Freehold EPC Rating: E

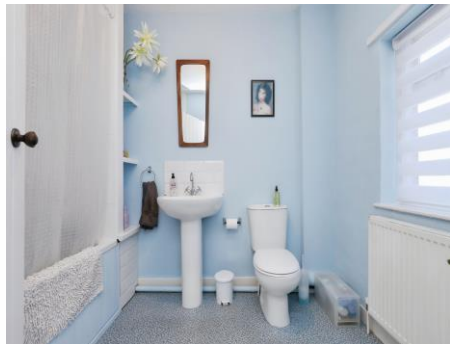
Council Tax Band: B

guide price

**£190,000 - £200,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM117213 - 0004

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